



Callender Court, 1 Harry Close

In Excess of **£270,000**



Callender Court, Croydon

Modern 2-bed, 2-bath first floor apartment with balcony, stylish kitchen, spacious lounge, great storage, gas heating, double glazing. Close to transport, hospital, and amenities. Ready to move in.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two double bedrooms – including a master with en-suite shower room
- Private balcony – accessed from a large, bright lounge
- Excellent transport links – approx. 15 mins walk to West Croydon station
- Great local amenities – approx. 10 mins walk to Croydon University Hospital
- First floor apartment – in a sought-after modern development
- Large reception room – with space for dining table and chairs





Hallway

Reception

14' 3" x 13' 3" (4.34m x 4.04m)

Kitchen

10' 3" x 7' 3" (3.12m x 2.21m)

Bathroom

5' 11" x 5' 1" (1.80m x 1.55m)

Bedroom

11' 4" x 12' 11" (3.45m x 3.94m)

Bedroom

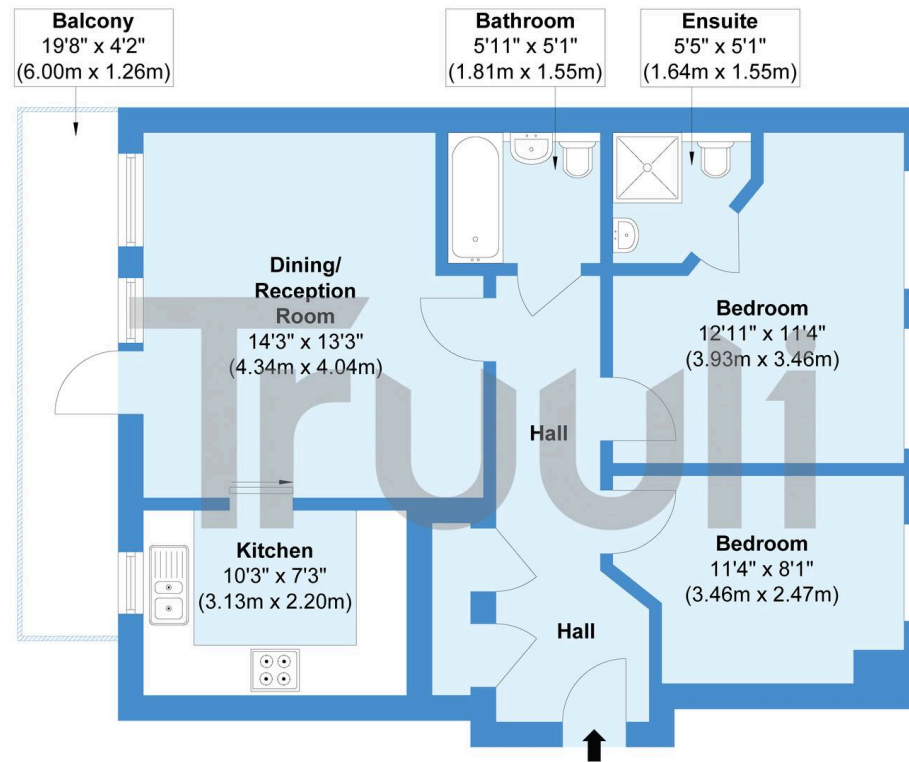
11' 4" x 8' 1" (3.45m x 2.46m)

En suite

5' 5" x 5' 1" (1.65m x 1.55m)



Harry Close, CR0



First Floor
Approximate Floor Area
652 sq. ft
(60.62 sq. m)

Approximate Gross Internal Area = 60.62 sq m / 652 sq ft

This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and lengths are represented on the floor plan. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on if there is any aspect of particular importance, you should carry out or commission your own inspection at the property.



Truuli

Truuli, Southbridge House, Southbridge Place, Croydon - CR0 4HA

03300430002

hello@truuli.co.uk

truuli.co.uk/

